

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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August 09 , 2004

**Name deleted, Esq.
address deleted**

Your client: **Mr. Name deleted
address deleted**

Your File #

At the request of **Name deleted, Esq.**, a limited visual inspection of selected portions of the exterior of the name deleted residence located at address deleted was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on July 15, 2004. The inspector was Jim Jagger. Mr. name deleted was present at the time of the inspection.

Weather at the time of the inspection was in the upper 70⁰'s. Skies were partly cloudy.

Please assume that the residence faces East.



Notes-

1) Mr. name deleted indicated that he had served as general contractor for construction of his new residence located at 23953 West Rim Drive, Columbia Township OH.

2) name deleted residence is protected by an architectural grade asphalt/fiberglass shingle roof covering. An architectural grade asphalt/fiberglass shingle is a synthetic, laminated material designed to resemble a natural product. Mr. name deleted's roof is designed to resemble a wood shingle roof.

3) Mr. name deleted stated that the siding contractor had damaged some shingles when a ladder was leaned against unprotected edges of these asphalt/fiberglass shingles.

4) Mr. name deleted also stated that one short section of roof drip edge (the side of the roof which discharges into the gutters) lacked a starter course (an underlying strip of asphalt/fiberglass material designed to divert water into a gutter).

5) Mr. name deleted pointed out an area where one short section of vinyl siding (less than 10' in length) appears to have blown off the rear of the residence.

6) Mr. name deleted also indicated that he had to have the pipe chase (a vinyl covered box designed to resemble a chimney) flashing (the aluminum sheet metal which is designed to prevent leaks at the area where the pipe chase penetrates the roof surface) repaired and that some shingles need replaced. **Inspector suggested that Mr. name deleted provide Atty. Name deleted with any receipts for out of pocket expenses.**

Observations -

1) Via use of aluminum extension ladder, inspector examined miscellaneous locations and found a limited number of shingles which had been damaged along the drip edge. The shingles had small tears in this (approximately 1" to 1.5" long). Some tears had been repaired with what

appeared to be asphalt roofing cement. Damaged was deemed minor.
2) Visual examination clearly revealed a section of vinyl at rear of residence which apparently had blown off. Referenced section of vinyl appears to have been inadequately fastened along upper edge.

Summary -

1) Siding applicator not responsible for reported missing starter course. Siding contractor not responsible for reported shingles around pipe chase and improperly installed pipe chase flashing - **Suggest that roofing subcontractor be contacted re: starter course and chimney flashing area.**

Note - Installation of a short section of starter course and repairs to a pipe flashing are minor, punch list type items.

2) Based on statements given by Mr. name deleted, siding applicator is responsible for replacing damaged shingles and missing strip of vinyl siding.

Note - Replacement of damaged shingles and improperly secured vinyl siding are minor, punch list type items that are routinely remedied by a siding applicator.

Suggested Remedy -

- 1) Shingles damaged by siding contractor to be replaced.
- 2) Missing strip of vinyl to be replaced.

Estimated cost of Suggested Remedy -

-\$575.00, Labor and Materials

N.B.

It is extremely difficult to secure the services of a qualified contractor who is willing to complete a project started by another contractor. Contractors are commonly uninterested in becoming involved in a troubled project. It is the inspector's experience that qualified contractors who are willing to complete a troubled project "will bid the job very high" to make certain that their expenses are covered and profit margins are maintained.

Please note that latent or concealed deficiencies may exist. Only non-destructive testing was conducted. Portions of the mechanical and structural systems were not able to be fully examined. This inspection is not intended to be nor is it represented as technically exhaustive. This report is not intended to be nor is it represented as an Engineer's survey. We suggested consulting all local, state, federal or other regulatory agencies to determine if facilities are in compliance with appropriate regulations. This report does not constitute an offer to perform above suggested repairs. We do not perform contracting or repair work nor do we make referrals to those who do. Contractors set their own prices and prices among contractors vary widely. We suggest acquiring three (3) competing bids from qualified contractors before making final decisions or hiring and/or employing contractors or tradespersons.

This report prepared and respectfully submitted by,

James Jagger
President

photos accompany this report



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